074.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,400 / 818,400
					USE VALUE:	818,400 / 818,400
					ASSESSED:	818,400 / 818,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE ALMEIDA JOSEPH/ETAL
Owner 2:	DE ALMEIDA KAREN M
Owner 3:	
Street 1:	154 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .386 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1278 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16800.000	236,300		582,100	818,400
Total Card	0.386	236,300		582,100	818,400
Total Parcel	0.386	236,300		582,100	818,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 640.38 | /Parcel: 640.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46907

GIS Ref

GIS Ref

Insp Date 10/05/18

!6214!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	236,300	0	16,800.	582,100	818,400		Year end	12/23/2021
2021	101	FV	227,500	0	16,800.	582,100	809,600		Year End Roll	12/10/2020
2020	101	FV	227,500	0	16,800.	582,100	809,600	809,600	Year End Roll	12/18/2019
2019	101	FV	233,100	0	16,800.	582,100	815,200	815,200	Year End Roll	1/3/2019
2018	101	FV	233,100	0	16,800.	499,000	732,100	732,100	Year End Roll	12/20/2017
2017	101	FV	233,100	0	16,800.	465,700	698,800	698,800	Year End Roll	1/3/2017
2016	101	FV	233,100	0	16,800.	399,200	632,300	632,300	Year End	1/4/2016
2015	101	FV	192,900	0	16,800.	357,600	550,500	550,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:31:01

LAST REV

Date	Time
07/25/19	09:45:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITROPOULOS CHA	25836-213		11/21/1995		198,000	No	No	Y	

USER DEFINED

Prior Id # 1:	46907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
4/23/2009	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C	197	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16800		Sq. Ft.	Site		0	70.	0.50	4			Topo	-10					582,120						582,100	

Total AC/HA:	0.38567	Total SF/SM:	16800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	582,120	Spl Credit		Total:	582,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	134.318
Other Features:	78949
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342422
Depreciation:	106151
Depreciated Total:	236271

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

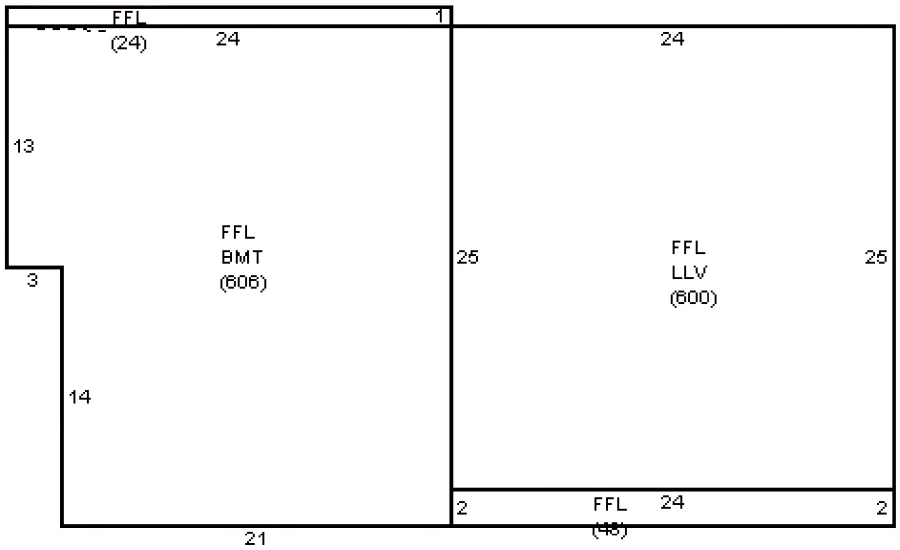
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	95.13
Final Total:	236300	Val/Su SzAd	184.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,278	134.320	171,659
BMT	Basement	606	40.300	24,419
LLV	Lower Level	600	60.440	36,266

Net Sketched Area:	2,484	Total:	232,344
Size Ad	1278	Gross Area	2484	FinArea	1278
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	0	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X8	A	PR	1970	0.00	T	62.7	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	